



August 2, 2010

Kathleen Ross Aoki
Director
Department of Planning
250 S. High St
Kalana Pakui Bldg Ste 200
Wailuku, HI 96793

Re: Request for an environmental assessment exemption

On July 31, 2009 Molokai Ohana Health Care, Inc., dba Molokai Community Health Center (MCHC) purchased the former Pau Hana Inn property at 30 Oki Place, Kaunakakai, HI 96748, TMK: 5-3-006-028. The facility currently contains ten separate buildings. MCHC is a Federally Qualified Health Center (FQHC). The property will be renovated and retrofitted from hotel rooms to a healthcare facility to allow the existing core services of medical, dental, behavioral health, family support and enabling services to expand. A state grant in aid will provide partial funding. Per Section 343-5 of the Hawaii Revised Statutes, this would trigger the requirement of an environmental assessment.

MCHC requests an exemption per the Exemption List for the County of Maui as reviewed and concurred upon by the Environmental Council on January 10, 2007 which states, "*Section 343, HRS authorizes the Environmental Council to establish procedures to exempt specific types of action from the need to prepare an environmental assessment because the action will have minimal or no significant effect on the environment.*" Additionally stated, "*Pursuant to the administrative rules promulgated under authority of Section 343-6 (7), HRS, specifically Section 11-200-8, Hawaii Administrative Rules (HAR); the County of Maui has determined that the following types of actions, where they fall within the given classes of action, shall generally be exempt from the preparation of an environmental assessment.*"

EXEMPTION CLASS 2: Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced.

The following CLASS 2 numerated items may be included in our renovation:

2. Roadways, traffic control devices, accessible ramps and handrails, bollards and vehicle access barriers, driveways, parking lots, walkways, bikeways, jogging paths and multi-use pathways
3. Utility services, including sewer, water, drainage, electrical, communications, irrigation, and fuel systems, except where a State Department of Health permit is required
4. Equipment installations, including but not limited to, pumps; electrical transformers, cabinets, panels, and vaults; power, light, and telephone pole systems; heating, ventilation, and air conditioning (HVAC); irrigation controllers; telephone stations; emergency electrical generators; and lifts provided for handicapped accessibility
5. Fencing, curbing, walls and gates

Comment: Replacement or reconstruction of existing structures and facilities will not substantially change the same purpose, capacity, density, height and dimensions as the current existing.

EXEMPTION CLASS 4: Minor alteration in the conditions of land, water, or vegetation.

The following CLASS 4 numerated items may be included in our renovation:

2. Landscaping alongside roadways, around buildings, and within parks, and beach accesses

Comment Any Landscaping will be minor in scope and will not significantly alter the conditions of land, water or vegetation.

EXEMPTION CLASS 6: Construction of minor structures accessory to existing facilities.

The following CLASS 6 numerated items may be included in our renovation:

7. Installation of street lights, directional, informational, and regulatory signs, pavement

markings, traffic signals, fire alarm systems, civil defense warning systems, and security systems

Comment Installation of directional & informational signs and pavement markings will have a minimal effect.

EXEMPTION CLASS 7: Interior alterations involving such things as partitions, plumbing, and electrical conveyances.

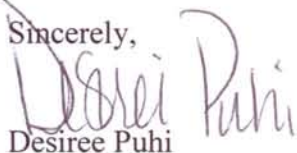
The Following CLASS 7 numerated items may be included in our renovations:

1. Interior alterations to building or structures that do not increase the floor area or change the occupancy

Comment: The renovation requires the retrofit of former hotel rooms to health care exam rooms, dental operatories, counseling rooms, activity rooms, business offices, receptionist areas, provider work areas, and other such things as support a healthcare facility. Accordingly, existing bathrooms, toilets and closets will be removed. The walls will be altered to resize the rooms to optimize the area. Ceilings will likely be replaced with drop ceilings. Other items will be altered (upgraded) as determined necessary.

MCHC requests the concurrence of Maui County Department of Planning that the renovation and retrofit of the former Pau Hana Inn located at 30 Oki Place, Kaunakakai, HI 96748 is exempt from the requirements of an Environmental Assessment based on the Maui County Environmental Council's Exemption List for the County of Maui.

Sincerely,



Desiree Puhi

Executive Director

Molokai Community Health Center

P.O. Box 2040

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